

Panoramic Heights Homeowner Association  
Board meeting  
February 17, 2020 @ 7:00 PM to 8:30 PM

**Present Board Members:** Gerry Berges, Steve Varner, Molly Hamaker-Teals, Tracy Bradshaw, Dan Warehime, Jenna Higley, Ron Mabry, Josh Pasma and Robin Duncan

Visitors: George Romano, Andy Higley

**Absent Board Members:** Sondra Rader, Les Whitehead, Nathan Cathey, Steve Erhart, Fernando Arevalo, Carol Bartell, Christy Watts

**1. Minutes:** 1/20/2020: Molly motioned, seconded by Jenna: **Approved minutes**

**2. Financial Report:** Steve

- a. Monthly report attached.
- b. Currently we are at 73% spent and we will probably be at 80% spent by the end of the budget year. Look to add to emergency fund with remaining dollars at March meeting.
- b. Proposed budget for 2020-21: (see attached). Board approves the proposed budget and this will go forward to membership in March.

Dave motioned, seconded by Ron: **Approved financial report and the proposed budget for 2020-21**

3. Update on what is happening at 5013 W. 25<sup>th</sup> Ave.

4. Speed lights: All signs are up. Addition of speed 25 MPH sign below lights has yet to be completed.

5. We need to have committee meetings at least once per quarter. Architectural and Covenant/Grievance are meeting to answer all requests. We would like to have some of the committee members from these committees at the meeting.

6. Topics for Panoramic Heights annual Membership meeting: **March 11, 7:00 PM** at Mid-Columbia Library.

1. Executive Board election: Vice President, Secretary and Water Master
2. Associate board election
3. Approve proposed budget April 2020-March 2021
4. Talk about Entry Way lights and Mailbox lights—look for volunteers
5. Talk about website—promote
6. Talk about covenants and that we will bring forward changes in March 2021.
7. Share about the Welcoming Committee and look for volunteers.
8. PHRA-Share with membership
9. Update on the 5013 W 25<sup>th</sup> property
10. Review committees and look for new members

7. Web Site development: (Jenna) Working on the online portal component. Still need to get treasure reports on there. [www.panoramicheightshoa.com](http://www.panoramicheightshoa.com)

8. Entry Way light and Mailbox lights: (Ron) Entry way lights are about \$500 each. Good quality, about 8 hours of light. Need to determine a posting system for them. Mailbox station about \$150 for each (8). Both costs are for lights only, not posts. Suggestion to see if anyone at the general meeting might want to volunteer time to install.

9. New Senske Contract: Signed for 2020

10. Covenants committee: Robin


They are meeting and we plan to bring any changes/adjustments to the March 2021 meeting.

11. Welcoming Committee— promote this at the general membership meeting in March

12. Sidewalk Maintenance FYI: Kennewick homeowners are to maintain and repair sidewalks, planting strips, driveways and any other property in the public right of way adjacent to their property. Maybe we can bring someone in to do many jobs in the neighborhood that might help reduce the cost.

13. PHRA-Pool: Contact person to answer questions. How can we (PHHA) support them? PHRA Liability/Insurance. (They will need to maintain this.)

**FUTURE MEETING DATES:**

 **3/11, 4/20, 5/18, 6/15, 7/20, 8/17, 9/21**

**Committees:**

**a. Irrigation:**

Dan Warehime                  Dave Chumney                  Les Whitehead

**b. Architectural Committee:**

Carol Bartell                  Traci Bradshaw                  Brendon Sillito  
Fernando Arevalo                  Steve Varner                  Andy Higley

**c. Covenants/Grievance Committee:**

Sondra Rader                  Mark Lucas                  Josh Pasma  
Robin Duncan                  Carol Wonderack                  Lawrence Clay  
Schlomo Orr                  Bill Dixon

**d. Audit committee:**

Steve Varner                  Molly Hamaker-Teals                  Gerry Berges